



Sanderson
Weatherall

FOR SALE/TO LET

Warehouse/Office Accommodation



UNIT 3 SHELLEY ROAD NEWBURN INDUSTRIAL ESTATE NEWCASTLE UPON TYNE NE15 9RT

sw.co.uk



Offers in the region of £295,000

Available to rent for a term of years to be agreed

Warehouse has crane

Excellent location

Subject to Contract

Location

The property is located on Shelley Road, Newcastle upon Tyne which is located on the north bank of the River Tyne. Shelley Road forms part of Newburn Industrial Estate which is located 5 miles west of Newcastle City Centre and approximately 5 miles north west of Gateshead Town Centre.

The estate benefits from good communication links being within close proximity of the A1 Western Bypass which provides access to both the regional and national road networks. The estate fronts onto the A6085 which in turn connects with the A695 Scotswood Road, which is a key arterial route providing direct access to Newcastle City Centre.

In terms of surrounding land uses, the immediate locality is predominantly industrial in nature with residential accommodation also located nearby. Other occupiers on the estate include Warburtons, Millfield Enterprises and Spincraft ETG Limited.

Description

The property consists of two elements, the first being a single storey warehouse of steel frame construction with brick and cladding elevations under a flat roof. The property has a 6.5m eaves height and benefits from 2 cranes.

The second element is a two storey office block of steel frame construction under a flat roof with brick and cladding elevations and a personal entrance behind a roller shutter door. The ground floor consists of a reception, storeroom and WC facilities and the second floor is an open plan office with solid floors and suspended ceilings throughout.

Accommodation

We understand that the accommodation provides the following approximate areas:-

Description	Sq M	Sq ft
Two storey office	154	1,657
Warehouse	458	4,929
Total	612	6,586



Tenure

Freehold.

Asking Price

Offers in the region of £295,000 are sought for the benefit of our clients freehold interest.

Lease Terms

The premises are also available by way of a new FRI lease for a term of years to be agreed at a commencing rental of £26,000 per annum.

Rateable Value

Interested parties are advised to contact Newcastle City Council Rates Department on 0191 278 7878.

Energy Performance Certificate

The Energy Performance Certificate for the property has been instructed and will be available as soon as possible.

Legal Costs

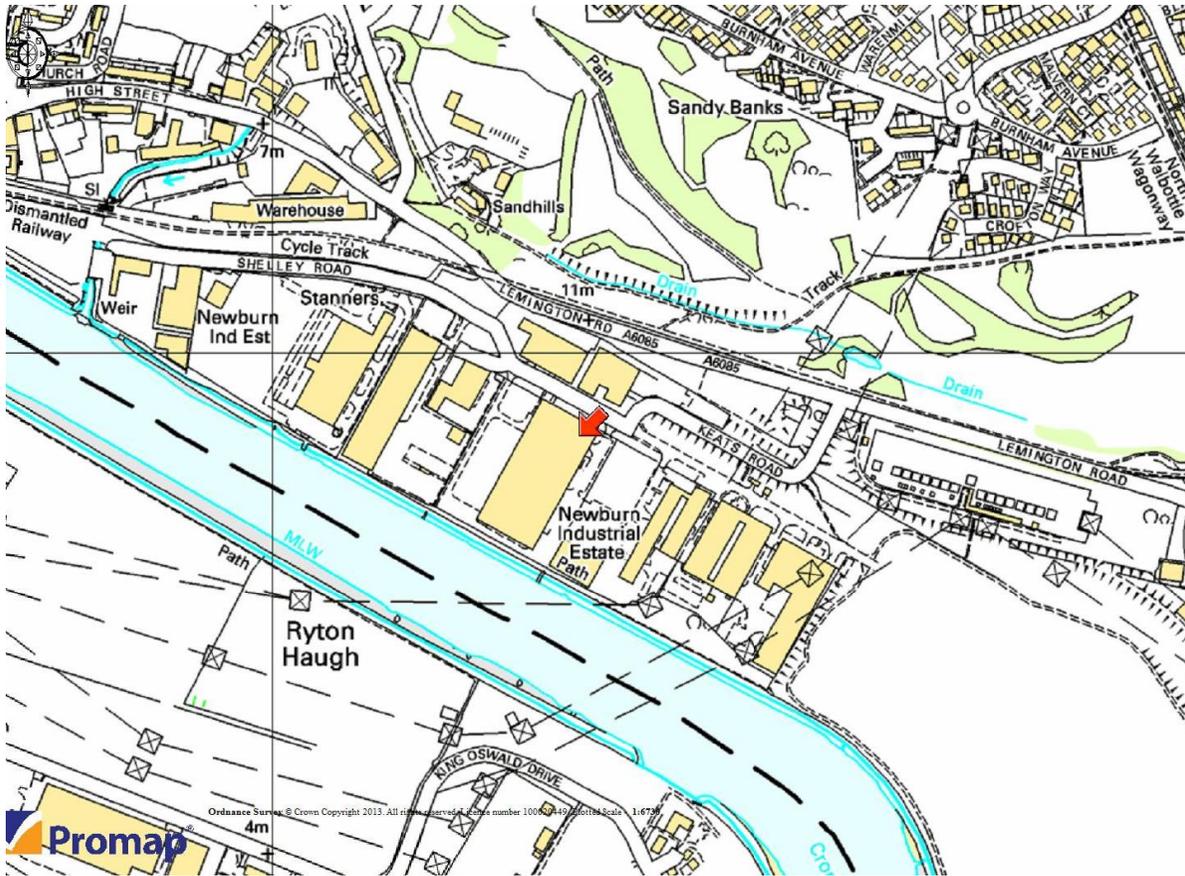
Each party to bear their own legal costs incurred in connection with the transaction.

Money Laundering

In accordance with Anti-Money Laundering Regulations, two forms of identification and confirmation of the source of funding will be required from the successful purchaser.

VAT

All figures quoted are deemed exclusive of VAT where chargeable.



Strictly by prior appointment with the agents:

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July 2019

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